

Chair Gasiorowski called upon the public that wished to speak. Those who gave testimony in support of the application were: Edith Williams, Joe Williams, and Carol Garrett.

Those who gave neutral testimony of the application were: Lorne (Bill) Watson, Hugo Leuteritz, and Luz Ochoa.

Those who gave testimony in opposition of the application were: Dan Hambright, Kathy Moffis, Diana Molenaar, John Wolsleben, Nan Anderson, Rick Anderson, Wayne Mortensen, Steve Dobson, Kerri Pattee-Krosch, Connie Morgan, Chuck Morgan, Carol Ross, Larry Szurgot, Terry Holloway, Christy Wolsleben, Phil Tschida, Kim Krosch-Gunderson, Joann Hooper (comment on record), Kurt Krosch, Dean Moffis and Jack Williams.

Chair Gasiorowski called upon the applicant for rebuttal testimony. Mr. Welton responded to the public's concerns then responded to further questions from the Commission regarding additional conditions to install a water supply that meets the 2012 International Fire Code, build a helipad within the preserve boundary and install a porta pottie, to build a 20 foot ingress/egress access to office/RV parking and a 45 foot turn around for emergency services, closure during Stage 1 Fire Restrictions.

Chair Gasiorowski closed the public hearing at 9:07 p.m. for deliberation. Chair Gasiorowski read the three options available to the Commission regarding a decision on this CUP application. Commissioner Ardinger stated she needed more information on the RV area, sanitation and a fire plan. Commissioner Tain stated he would like the applicant to meet with the neighbors to answer questions they raised during public testimony regarding the fire plan and dust plan and maybe develop neighborhood plans for these issues. Commissioner Jauregui stated he was ready to proceed; the application is complete and the applicant's presentation answered his questions. Chair Gasiorowski proposed eight (8) additional site specific conditions: 1) maintain a 20' ingress/egress; 2) RV parking will be limited to 30 days or less, 3) establish a helipad landing area by working with the local emergency services; 4) in the case of a Stage 1 Fire order operations will cease and remain closed until the Stage 1 Fire order is lifted; 5) No smoking to be allowed with the courses or gamebird preserve area ; 6) A maximum of ten (10) hunters; 7) install a porta pottie within the gamebird preserve; and 8) install a water supply that meets the 2012 International Fire Code requirement.

Commissioner Jauregui made a motion the Commission approve CUP #2017-002 for 3 Springs LLC, based upon the proposed Findings of Fact and Conclusions; with the Administrator's recommended site specific conditions and the additional eight (8) site specific conditions as presented by Commissioner Gasiorowski; and all standard conditions of approval; seconded by Commissioner Gasiorowski.

Roll call vote:	Commissioner Gasiorowski: Aye	Commissioner Ardinger: Nay
	Commissioner Jauregui: Aye	Commissioner Tain: Nay

The tie vote was deferred to legal counsel for review and response; and, tabled to March 16, 2017 meeting.

Public Hearing: Korell Outfitters Conditional Use Permit #2017-004:

Chair Gasiorowski opened the public hearing at 9:42 p.m. Chair Gasiorowski requested the staff report for the application from the Planning and Zoning Administrator Canody.

Planning and Zoning Administrator Canody stated that the entire Planning and Zoning Department file is now made part of the record, the staff report had been emailed out to the Commission and the applicant; and, proceeded with the supplemental visual PowerPoint on the application. Administrator Canody answered questions from the Commission. Chair Gasiorowski called upon applicant, Chris Korell, to present testimony. The Applicant answered questions from the Commission regarding the sheriff's comment and dogs being livestock under the 10J Rule.

Chair Gasiorowski called upon the public that wished to speak. Those who gave testimony in support of the application were: John Kidd, Anthony Reidlinger and Cody Korell.

Those who gave neutral testimony of the application were: none.

Those who gave testimony in opposition of the application were: Cece Handrick, Marty Priest, Kathy Priest, Jason Priest, and Bruce Handrick.

Chair Gasiorowski called upon the applicant for rebuttal testimony. Mr. Korell responded to the public's concerns then responded to further questions from the Commission regarding additional conditions to maintaining the property, dates and times of operations, 20 foot access for ingress/egress with a 45 foot turn around, maximum of eight (8) dogs on the premise on Mondays at 6:00 am to Fridays at 5:00 pm, LFVD subscription, a 65 db noise limitation and the installation of a decibel reader with monthly reports to the P&Z Department.

Chair Gasiorowski closed the public hearing at 10:55 p.m. for deliberation. Chair Gasiorowski presented additional site specific conditions: 1) the number of dogs on the property are limited to eight (8); 2) a 20' access must be maintained to the property, 3) a 45' turnaround will be developed for emergency vehicles, 4) a decibel meter that records noise levels 24/7 shall be purchased, installed at the boundary of the applicant's property and monthly reading reports sent to the P&Z Department, 5) applicant shall pay the subscription fee to the Lowman Volunteer Fire Department annually; and, clarified proposed site specific condition #2 as days and hours of operation as seven days per week, 6 am to 10 pm.

Discussion ensued regarding the subdivision CC&Rs. Legal counsel advised and read language to be added to the Commission's approval, if approved, to give Applicants notice that approval from the Commission does not supersede restrictive covenants.

Commissioner Tain made a motion the Commission approve CUP #2017-004 for Korell Outfitters, based upon the proposed Findings of Fact and Conclusions, including the fifteen (15) site specific conditions as amended on the record and all standard conditions of approval; seconded by Commissioner Jauregui.

Roll call vote: Commissioner Gasiorowski: Aye Commissioner Ardinger: Aye
 Commissioner Jauregui: Aye Commissioner Tain: Aye

All ayes; motion carried.

General Discussion:

By-Laws-Final Decision: tabled to next meeting to review and approve.

Next regular meeting: Next regular meeting on March 16, 2017 at the Boise County Public Safety Building. Administrator Canody also informed the Commission that a public hearing on the proposed amendments to the ULO is required in front of the Commission and the public hearing is scheduled for March 16, 2017.

Adjourn:

Having no further business on the agenda, Commissioner Jauregui moved to adjourn the meeting; seconded by Commissioner Ardinger. All ayes, motion carried.

Chair Gasiorowski adjourned the regular meeting at 11:21 p.m.

Approved by the Commission this 16 day of March, 2017.


Dan Gasiorowski, Chair

Attest:

Brenda Wood, P&Z Administrative Assistant